

013.0

0010

0003.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
934,300 / 934,300  
934,300 / 934,300  
934,300 / 934,300

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
44	44A	MARY ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: 44 MARY STREET LLC	
Owner 2:	
Owner 3:	

Street 1: 15 PILGRIM DR

Street 2:

Twn/City: WINCHESTER

St/Prov: MA Cntry: Own Occ: N

Postal: 01890 Type:

## PREVIOUS OWNER

Owner 1: PSIAKIS ELAINE -

Owner 2: -

Street 1: 15 PILGRIM DR

Twn/City: WINCHESTER

St/Prov: MA Cntry:

Postal: 01890

## NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Wood Shingle Exterior and 2516 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5400		Sq. Ft.	Site		0	80.	1.08	1									465,601						465,600	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5400.000	464,100	4,600	465,600	934,300		10918
							GIS Ref
							GIS Ref
							Insp Date
							02/05/09

Total Card 0.124 464,100 4,600 465,600 934,300 Entered Lot Size

Total Parcel 0.124 464,100 4,600 465,600 934,300 Total Land:

Source: Market Adj Cost Total Value per SQ unit /Card: 371.34 /Parcel: 371.34 Land Unit Type:

Parcel ID 013.0-0010-0003.0

!1336!

## USER DEFINED

Prior Id # 1:	10918
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/29/21	19:52:11
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	464,100	4600	5,400.	465,600	934,300	Year end		12/23/2021
2021	104	FV	442,500	4600	5,400.	465,600	912,700	Year End Roll		12/10/2020
2020	104	FV	442,600	4600	5,400.	465,600	912,800	Year End Roll		12/18/2019
2019	104	FV	341,300	4600	5,400.	494,700	840,600	840,600	Year End Roll	1/3/2019
2018	104	FV	341,300	4600	5,400.	360,800	706,700	706,700	Year End Roll	12/20/2017
2017	104	FV	319,500	4600	5,400.	314,300	638,400	638,400	Year End Roll	1/3/2017
2016	104	FV	319,500	4600	5,400.	267,700	591,800	591,800	Year End	1/4/2016
2015	104	FV	283,600	4600	5,400.	261,900	550,100	550,100	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PSIAKIS ELAINE,	1522-10		1/25/2018	Convenience		1	No	No	
PSIAKIS STEVEN	1368-62		5/15/2009	Family		1	No	No	
PSIAKIS STEVEN	1191-79		4/9/2001	Family		1	No	No	
PSIAKIS LAZOS/E	1191-79		7/20/1998	Family		1	No	No	A

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/24/2016	875	Siding	15,000						2/5/2009	Meas/Inspect	294	PATRIOT
4/24/2001	220	Re-Roof	4,000	C					3/30/2000	Inspected	263	PATRIOT
									9/30/1999	Mailer Sent		
									9/30/1999	Measured	163	PATRIOT
									10/1/1981		TF	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

